

**CITY PLANNING COMMISSION PUBLIC HEARING NOTICE**

**TUESDAY, APRIL 26, 2022**

**PUBLIC HEARING: 1:30 P.M.**

**CITY COUNCIL CHAMBER (CITY HALL - 1E07) OR VIA TELECONFERENCE**

The City Planning Commission, in accordance with the provisions of Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., as amended, will hold a public hearing on April 26, 2022 at 1:30 pm. The public hearing will consider the following proposed amendments to the Comprehensive Zoning Law of the City of New Orleans.

Under the authority granted in Act 302 of the 2020 Regular Legislative Session, the City Planning Commission certifies that it will convene a meeting on April 26, 2022 at 1:30 pm via teleconference/Zoom to hear matters that are critical to the continuation of the business of the Commission and that are not able to be postponed to a meeting due to a legal requirement or deadline in the Comprehensive Zoning Ordinance that cannot be changed. All efforts will be made to provide for observation and input by members of the public.

Materials for these items may be viewed via <https://onestopapp.nola.gov/>

**Zoning Docket 031/22**

**Applicant(s):** Tyler Raborn and Amanda Raborn

**Request:** Conditional use to permit a commercial short-term rental in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District

**Overlay district(s):** Multi-Modal/Pedestrian Corridor

**Property description:** Square 218, an undesignated lot or Lots 12 and 13, in the First Municipal District, bounded by Saint Charles Avenue, Girod Street, Julia Street, and Carondelet Street

**Address(es):** 731 Saint Charles Avenue, Unit 204

**Zoning Docket 032/22**

**Applicant(s):** Kenneth C. John, Jr.

**Request:** Conditional use to permit a small child care center in an S-RD Suburban Two-Family Residential District

**Overlay district(s):** Small Multi-family Affordable Short Term Rental Interim Zoning District

**Property description:** Square 8, Lots 1 and 2, Doncost-Gabriel Tract, in the Third Municipal District, bounded by Flake Avenue, Grant Street, Leeds Street, and Laine Avenue

**Address(es):** 4600 Flake Avenue

**Zoning Docket 033/22**

**Applicant(s):** United Way for Southeast Louisiana

**Request:** Conditional use to permit a commercial use (medical clinic) over 10,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District

**Overlay district(s):** CSH Canal Street Height Overlay District, HUC Historic Urban Corridor Use Restriction Overlay District, EC Enhancement Corridor Design Overlay District, Small Multi-family Affordable Short Term Rental Interim Zoning District

**Property description:** Square 331, Lots K, L, B, 3, Pt. 2, 4, and 18 or Lots S, 40, 14, A, B, 34, 35, an undesignated lot, 3, 4, and 18, in the Second Municipal District, bounded by Canal Street, North Rocheblave Street, Iberville Street, and North Dorgenois Street

**Address(es):** 2519 Canal Street, 121-133 North Rocheblave Street, 2500-2514 Iberville Street

#### **Zoning Docket 034/22**

**Applicant(s):** Diocese of the Episcopal Church of Louisiana

**Request:** Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-RM2 Historic Urban Multi-Family Residential District

**Overlay district(s):** University Area Off-Street Parking Overlay District

**Property description:** Square 7, Friburg, Lot 4 (which is proposed to be re-subdivided into Lot 4-A under Subdivision Docket 150/21), in the Sixth Municipal District, bounded by Zimpel/Zimple Street, Broadway Street, Pine Street, and Oak Street

**Address(es):** 7215 Zimpel/Zimple Street

#### **Zoning Docket 035/22**

**Applicant(s):** T.H.P. of New Orleans, Inc.

**Request:** Conditional use to permit a standard restaurant in a HU-B1 Historic Urban Neighborhood Business District and the Magazine Street Use Restriction Overlay District

**Overlay district(s):** Magazine Street Use Restriction Overlay District; CPC Character Preservation Corridor Design Overlay District; Small Multi-Family Affordable Short Term Rental Interim Zoning District

**Property description:** Square 123, Lot A, in the Fourth Municipal District, bounded by Magazine Street, Pleasant Street, Constance Street, and Harmony Street

**Address(es):** 3224-3226 Magazine Street, 1033 Pleasant Street

**The City Planning Commission, in accordance with Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., as amended, will hear proponents and opponents to the above proposed changes to the Comprehensive Zoning Law of the City of New Orleans. All interested parties are encouraged to attend and all relevant comments concerning the proposed changes are encouraged. The CPC has established public hearing rules within its Administrative Rules, Policies, & Procedures, which are available on the CPC website ([www.nola.gov/cpc](http://www.nola.gov/cpc)). You may also submit written comments to the Executive Director in advance by mail (1300 Perdido Street, 7<sup>th</sup> floor, New Orleans LA 70112) or email ([CPCinfo@nola.gov](mailto:CPCinfo@nola.gov)). All written comments must be received by 5 p.m. on the Monday eight days prior to the hearing date.**

April 8, April 13, and April 20, 2022

Robert Rivers, Executive Director